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5 UNITED STATES DISTRICT COURT  
6 WESTERN DISTRICT OF WASHINGTON  
7 AT SEATTLE

8 BANK OF NEW YORK MELLON,

9 Plaintiff,

10 v.

11 SCOTT STAFNE AND MAYUMI  
OHATA STAFNE, as Administrator of  
the ESTATE OF TODD STAFNE,

12 Defendants.

C16-77 TSZ

MINUTE ORDER

13 The following Minute Order is made by direction of the Court, the Honorable  
14 Thomas S. Zilly, United States District Judge:

15 (1) Plaintiffs' Motion to Substitute Mayumi Ohata Stafne as Administrator of  
the Estate of Todd Stafne under Federal Rule of Civil Procedure 25, docket no. 146, is  
16 GRANTED. Substitution under Rule 25(a)(1) requires that: (1) the motion is timely; (2)  
the claims pled are not extinguished; and (3) the person being substituted is a proper  
17 party. *Stetson v. Washington State Department of Corrections*, 2016 WL 6126029, at \*1  
(W.D. Wash. Oct. 20, 2016) (citing Fed. R. Civ. P. 25(a)(1)). Here, plaintiff's motion  
18 meets all three criteria for substitution under Rule 25(a)(1). Plaintiff's motion was timely  
filed on July 25, 2017, within 90 days of receiving notice of Todd Stafne's death. Fed. R.  
19 Civ. P. 25(a)(1). Plaintiff's claims against Todd Stafne survive his death. *See Stella*  
*Sales, Inc. v. Johnson*, 97 Wn. App. 11, 18 (1999) ("When a party to a lawsuit dies, the  
20 cause of action survives, but the action must be continued by or against the deceased  
party's representatives or successors in interest. (citing RCW 4.20.050)). And as the  
21 administrator of Todd Stafne's estate, Letters of Administration, docket no. 146-3,  
Mayumi Ohata Stafne is the proper party to substitute under Rule 25(a)(1). *See Stella*  
22 *Sales, Inc.*, 97 Wn. App. at 18; *see also Stetson*, 2016 WL 6126029, at \*2 (noting that

1 Rule 25(a)(1) requires evidence that the party to be substituted is the deceased's legal  
2 representative or successor in interest). Accordingly, Mayumi Ohata Stafne as  
3 Administrator of the Estate of Todd Stafne, is hereby substituted for defendant Todd  
4 Stafne pursuant to Fed. R. Civ. P. 25(a)(1).

5 (2) On or before Friday, August 25, 2017, defendant Mayumi Ohata Stafne  
6 may file objections to plaintiff's proposed amended judgment, docket no. 126, not to  
7 exceed eight (8) pages. Any response by plaintiff shall not exceed eight (8) pages and  
8 shall be filed on or before Wednesday, August 30, 2017.

9 (3) The Clerk is directed to update the docket to reflect that Mayumi Ohata  
10 Stafne, as Administrator of the Estate of Todd Stafne, is substituted for defendant Todd  
11 Stafne. The Clerk is further directed to send a copy of this Minute Order to all counsel of  
12 record and to Bruce Chalgren Galloway, counsel for Mayumi Ohata Stafne, by email at  
13 bruce@glgpllc.com and by first class mail at P.O. Box 425, Lake Stevens, WA 98258.

14 Dated this 16th day of August, 2017.

15 William M. McCool  
16 Clerk

17 s/Karen Dews  
18 Deputy Clerk